

Attendees

(Underline indicates attended meeting)

John West, Chair Richard Adams, Secretary Richard Cambra Leo Keefe

Jack Maloney, Zoning Officer Bill Nash Claire Pimentel Goeff Regan

Robert Silva Barbara Schuster Ed Silveira, Council Liason Ron Wolanski, Town Planner

The meeting was called to order at 6:45 PM. Attendees were as indicated above.

Previous Meeting Minutes

None

Organizational Items and Authority

Jack Maloney, acting as temporary Chair provided an overview of the committee's responsibilities. Section 109 of the Town Charter requires review of the Town Zoning Ordinance every five years. Accordingly, the Town Council asked the Zoning Officer to form a Zoning Ordinance Review Committee (ZORC).

John West was elected Chair of the committee. Dick Adams was elected secretary. Ed Silveira is Town Council liaison. Members provided a brief, introductory description of their backgrounds.

Review Approach and Schedule

Review will proceed on a Zoning Ordinance Article-by-Article basis. Subcommittees will be formed as appropriate to review specific articles. To avoid conflict or overlap with the ongoing Design Standards subcommittee of the Planning Board, items related to

design standards may be deferred.

Jack Maloney and Dick Adams will draft a tentative review schedule. The schedule will be based on a six month completion date. The schedule will be emailed to all members.

Proposed changes to the Town Zoning Ordinance will be incorporated in the current Zoning Ordinance using “track changes” or similar capability. Dick Adams will maintain the current revised version.

An email list will be established for distribution of committee materials.

Reference Materials

Jack Maloney provided ZORC members current copies of the Town Zoning Ordinance. Amendments were included as inserts. Dick Adams will work with Jack and Matthew Wainwright, Town Director of Information Technology to obtain electronic media as needed.

The RI Zoning Law, Title 45-24 is available at <http://www.rilin.state.ri.us/Statutes/TITLE45/45-24/INDEX.HTM>.

Meeting Schedule

ZORC meeting will be held on the second Monday of each month from 6:30 – 8:00 PM at the Middletown Library conference room. Next meeting will be 9 May.

Recommended Changes

a) Zoning Board Third Alternate

The committee unanimously approved a motion to request that Town Council send a letter to our state legislators requesting enabling legislation establishing a Zoning Board 3rd Alternate. The 3rd

alternate is needed to avoid canceling Zoning Board meeting due no quorum.

b) Zoning Ordinance Changes

Attention was directed to page 26 of the Middletown Zoning Ordinance (MZO) regarding definition of a home business. As stated, home businesses are defined so broadly as to permit virtually any business in any residential zone.

MZO Chapters 2 & 4 are intended to summarize and incorporate RI zoning law, Title 45-24, into the Town Zoning Ordinance.

Bob Silva provided a brief tutorial on the use of MZO tables. He noted that unless specifically listed and permitted, use is assumed to be prohibited, unless is variance is approved by the Zoning Board or Review (SBOR). He also noted that the zone designation Light Industry Adjacent to Residential (LIA) is not listed. It is a footnote to the basic LI Zone.

Acronyms are listed in Article 5.

The meeting was adjourned at 8:05 PM.

Action Items

No. Item Responsibility Status Due

1 Review Articles 1-5 All members 9 May 05

2 Develop committee schedule Maloney/Adams 9 May 05

3 Electronic version of Zoning Ordinance Adams/Maloney 9 May 05

4 Email list to all members Adams Complete 26 April 05

5 Draft Memo on 3rd Alternate ZBOR member West ASAP

6 Schedule conference rooms Maloney Complete 26 April 05

7 Create list of relevant websites Wolanski 9 May 05

Respectfully Submitted,

/s/ R. P. Adams

Dick Adams, ZORC Secretary